

012.A

0002

0008.1

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

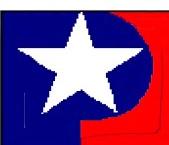
Total Card / Total Parcel
640,500 / 640,500

USE VALUE:

640,500 / 640,500

ASSESSED:

640,500 / 640,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
12-14		PONDVIEW RD, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: FRANK IAN WARD		
Owner 2: PATTERSON RIGEL ANGELICA		
Owner 3:		
Street 1: 12 PONDVIEW RD #1		
Street 2:		

Twn/City: ARLINGTON

St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1: DE JONGE BRANDT D -

Owner 2: LEWIS CASEY L -

Street 1: 12 - 14 PONDVIEW RD # 1

Twn/City: ARLINGTON

St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Asbestos Exterior and 1125 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7852									G8	1.						

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	637,500	3,000		640,500		280099
							GIS Ref
							GIS Ref
							Insp Date
							07/26/18

PREVIOUS ASSESSMENT								Parcel ID	012.A-0002-0008.1	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	637,500	3000	.		640,500	Year end	12/23/2021	
2021	102	FV	619,700	3000	.		622,700	Year End Roll	12/10/2020	
2020	102	FV	610,800	3000	.		613,800	613,800 Year End Roll	12/18/2019	
2019	102	FV	580,800	3000	.		583,800	583,800 Year End Roll	1/3/2019	
2018	102	FV	515,200	3000	.		518,200	518,200 Year End Roll	12/20/2017	
2017	102	FV	470,900	3000	.		473,900	473,900 Year End Roll	1/3/2017	
2016	102	FV	470,900	3000	.		473,900	473,900 Year End	1/4/2016	
2015	102	FV	429,100	3000	.		432,100	432,100 Year End Roll	12/11/2014	

SALES INFORMATION				TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
DE JONGE BRANDT	71505-459	1	8/21/2018		665,000	No	No				
SCILIANO MARGAR	51580-248		8/15/2008		422,720	No	No				
DEDHAM DEVELOPM	47146-47		3/22/2006		440,000	No	No				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
2/15/2019	204	Insulate	9,100	C					7/19/2021	USPS	MM	Mary M					
									7/26/2018	Measured	DGM	D Mann					
									3/22/2007	External Ins	BR	B Rossignol					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good														
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 5 - Asbestos				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1									
Color: GREEN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 1	Rating: Very Good			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2											
Year Blt: 1924	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct: G8	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 6	BRs: 2	Baths: 1	HB							
Const Mod:				% Own: 45.000000000				REMODELING				RES BREAKDOWN							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL							
INTERIOR INFORMATION				Phys Cond: VG - Very Good	4.6 %			Interior:	1	6	2								
Avg Ht/FL: STD				Functional:		%		Additions:											
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:											
Sec Int Wall:		%		Special:		%		Baths:											
Partition: T - Typical				Override:		%		Plumbing:											
Prim Floors: 3 - Hardwood				Total:	4.6 %			Electric:											
Sec Floors:		%		CALC SUMMARY				Heating:											
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:											
Subfloor:				Size Adj.: 1.35000002				Totals	1	6	2								
Bsmnt Gar:				Const Adj.: 0.93100190															
Electric: 3 - Typical				Adj \$ / SQ: 383.340															
Insulation: 2 - Typical				Other Features: 75000															
Int vs Ext: S				Grade Factor: 1.10															
Heat Fuel: 1 - Oil				NBHD Inf: 1.20000005															
Heat Type: 5 - Steam				NBHD Mod:															
# Heat Sys: 1				LUC Factor: 1.00															
% Heated: 100		% AC:		Adj Total: 668260															
Solar HW: NO	Central Vac: NO			Depreciation: 30740															
% Com Wal		% Sprinkled		Depreciated Total: 637520															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													
Make:		Model:																	
SPEC FEATURES/YARD ITEMS				Serial #:			Year:												
PARCEL ID 012.A-0002-0008.1																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	9X19	A	AV	1924	29.62	T	40	102			3,000		3,000		
More: N				Total Yard Items:	3,000	Total Special Features:								Total:	3,000				
IMAGE  AssessPro Patriot Properties, Inc																			